



17 Corsair Drive, Dibden SO45 5UF

paul jeffreys



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A 3 BED SEMI DETACHED FAMILY HOUSE WITH CONSERVATORY
Driveway, short walk of Health and Leisure Centre and supermarket, gas
central heating, double glazing, NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen/diner, conservatory, 3 bedrooms, bathroom

ENTRANCE PORCH UPVC front door, side aspect window, wooden part
glazed door to:

LOUNGE c.4.38m x 4.32m (14'4" x 14'2"). Radiator, TV point, understairs
cupboard, front and side aspect windows.

KITCHEN/DINER c.4.38m x 3.08m (14'4" x 10'1"). Range of base units
with cupboards and drawers, built-in oven and gas hob with stainless
steel extractor fan above. Space for dishwasher, automatic washing
machine and undercounter fridge. Stainless steel sink unit, worktops, tiled
splashbacks, range of wall cupboards, side aspect window and double
doors to:

CONSERVATORY c. 3.50m x 3.09m (11'6" x 10'1"). UPVC double glazed
construction. TV point, radiator, cat flap and double doors to garden.

LANDING Access to loft space and side aspect window.

BEDROOM 1 c.4.09m x 2.50m (13'5" x 8'2"). Measurements exclude
wardrobes. Radiator, built-in wardrobes and airing cupboard with lagged
tank.

BEDROOM 2 c.2.82m x 2.48m (9'3" x 8'1"). Radiator and rear aspect
window.

BEDROOM 3 c.3.21m narrowing to 2.26m x 1.84m (10'6" narrowing to
7'5" x 6'). Radiator, telephone point, overstairs cupboard and front
aspect window.

BATHROOM WC, pedestal wash hand basin, curved panelled bath with
shower overhead and mixer taps with glass shower door. Recessed
downlighters, fully tiled walls, extractor fan and rear aspect window.

OUTSIDE

FRONT GARDEN: Driveway with parking, laid to lawn area.

REAR GARDEN: Mainly laid to lawn with decked area with metal shed,
side access with wooden shed. Garden tap and mature shrubbery.

COUNCIL TAX BAND 'C' – payable 2020/21 - £1,650.20.

EPC RATING D

GROSS SQUARE MEASUREMENTS 80.1 sq. metres (862.5 sq. feet)
approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, passing
Hythe Hospital on your left. At the roundabout take the third exit into
Upper Mullins Lane which leads into Challenger Way. After passing The
Sylvans, take the second turning on the right into Corsair Drive and then
turn left, follow the road and the property will be found at the end of the
road, indicated by our 'For Sale' board.

NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED
IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES
AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL
PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE
PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

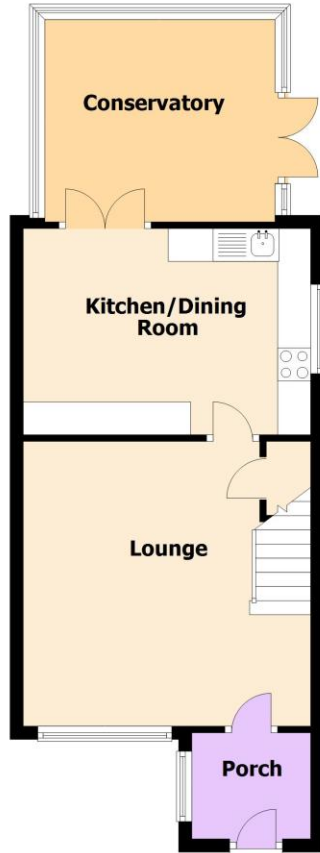
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/TW/11.20



Ground Floor

Approx. 47.2 sq. metres (507.5 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Total area: approx. 80.1 sq. metres (862.5 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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